

## **COMMITTEE ON JOINT SCHOOL BUILDINGS**

**November 25, 2003**

**7:00 PM**

**Aldermanic Chambers  
City Hall (3<sup>rd</sup> Floor)**

Chairman Herbert called the meeting to order.

The Clerk called the roll.

Present: School Committee Members Herbert, Gross, Beaudry and Kelley-Broder, Aldermen Pinard and Thibault

Absent: School Committee Member Paradis, Aldermen DeVries, Garrity and Lopez

Messrs: Tim Clougherty, Allen Jefferson, Charlie Spicer, Kevin Foley

Update on School Facilities Improvement Project.

Tim Clougherty stated I'll start off with introductions. Allen Jefferson with DMJM, Program Manager, Charlie Spicer, Deputy Program Manager with DMJM, filling in for Ken Cornwell tonight will be Kevin Foley, Deputy Project Manager with Gilbane. Allen is going to give us an update of what we've done over the past month and we will turn it over to Kevin to give you an update on what's going on and then there are a couple of items that I wanted to discuss real quick and hopefully it will be a quick meeting.

Allen Jefferson stated second shift work started at both Central and West in the past month, after the end of October. And that's basically overhead and key work in the corridors and classrooms, insulation of conduits and such. Jet grouting and underpinning was completed at classical at the end of October. Verizon is currently installed some temporary bolts to reroute their conduit in the plaza area at Central High School and that work is ongoing. We also had some user meetings with Central, Memorial and West auditorium scope, we are just trying to make sure we pretty much have covered everything that was in the RFP and deal with any issues that the users may have had. Also had a user meetings with all of the design Group 2 schools and that would include Beech, Hallsville, Highland, McDonough, Parker-Varney, and Weston and it was primarily just to go through

color selections with the individual principles; whether that be paint selections, vinyl tile within their individual schools. They pretty much select from a palate. Smith Road and Jewett Street and Gossler Park gas maintenance installation performed by Key Span and that was over on Tuesday. Civil work and site utility work over at West has begun. Also as everybody can see off from Concord Street and the initial pour for the garage walls has taken place in the past few weeks. Outside of that I'm trying to think of anything here that is significant that I'm missing. I think that just about covers it. We always have ongoing weekly status meetings with internal, with Gilbane and code review meetings with Matt Sink and David Albin from the Fire Department.

Chairman Herbert stated I just wanted to note that once again we have the photos illustrating some of the work that's being done as part of the monthly report we get.

Alderman Thibault asked can anybody tell me how many city people are being hired to do some of this work or where we stand with that?

Kevin Foley answered as of today's date there are approximately 59 tradesmen working on various sites throughout the jobs. Eighteen of them are from Manchester.

Alderman Thibault asked what is their specialty?

Mr. Foley answered there is one man working with Hayward-Baker, Francis Hobby has five, Hampshire Fire Protection has three, Interstate Electric has seven, and George Cairns has two. It is a variety of trades.

Mr. Clougherty stated that would equate just shy of 33 percent, which exceeds the goal of Manchester participation. I think the goal was 25 percent.

School Committee Member Beaudry asked on Beech Street, I went by there and talked to the principal this week and the concern she had was with the floors that are going to be replaced. Apparently the rugs are going to be torn up and then put new tiles down but they are not going to replace the existing tiles that are there, they are just going to butt the new stuff to the old stuff. I thought all of the schools were...

Mr. Jefferson stated there will be a transition strip. I'm trying to remember the scope offhand from Beech Street. I believe that is classroom tile only and not corridor.

School Committee Member Beaudry asked what's the reason why...I thought once we were doing tile we were going through...?

Mr. Jefferson answered I think the corridors actually are in pretty good shape. I know some of the schools; I can't remember which ones offhand, I think within the past year have actually had vinyl tile replacement.

School Committee Member Beaudry stated I didn't go and look, she just made a comment that there was some tile there that was there since the school's inception.

Mr. Jefferson stated a lot of the tile there is in good condition and wherever we have two dissimilar materials that we have an interface with, there will a transition strip that is applied there.

School Committee Member Beaudry asked so if there are any cracks or anything that stuff would be replaced?

Mr. Jefferson answered I don't know if there is anything over there, to be honest with you that is in that deteriorated condition that will be replaced. I couldn't answer that.

School Committee Member Beaudry asked but if there are asbestos tiles on the floor, will they be taken out?

Mr. Jefferson answered if that is part of the scope, absolutely.

Mr. Clougherty stated not necessarily. Only if they are scheduled for replacement.

School Committee Member Beaudry asked so they actually could leave after the design/build still having asbestos tiles on the floor?

Mr. Clougherty replied yes. If they are in good shape right now. The scope of this project isn't a comprehensive hazardous material abatement. It is addressing the material deficiencies that are existing due to lack of addressing them.

School Committee Member Beaudry asked when we do the asbestos abatement for the ceiling tiles, would it be cheaper to just do all of the asbestos abatement all together and get everything out of there, instead of down the road having to piece meal it?

Mr. Clougherty answered it definitely won't be cheaper. Removing floor tiles is a lot more labor intensive than removing ceiling tiles. It has to be treated, it has to be scraped and then it has to be either shot blasted or chemically treated. So it is a much more labor-intensive process.

Alderman Pinard asked Tim at Jewett I think I talked to you about that one and the sink and the ductwork. Has that been done yet or has that been approved?

Mr. Foley replied the sinks are on order. We're expecting them within about two weeks. So we should start putting them in shortly after that. We only anticipate it will take about a week to put them back in.

Alderman Pinard asked what about the ductwork and the tiles on the ceiling in the main isle?

Mr. Foley answered we started our night shift work this week at Smith and Jewett. The fabricator of the ductwork was in taking field measurements and starting his shop drawings. Depending on the delivery of the rooftop units, we're anywhere from four to twelve weeks out depending on which unit we end up with. That work is scheduled to happen all winter long basically.

Alderman Pinard asked the flow of traffic on Beech Street, is that well under control now? We've got safety measures in place there so nobody gets hurt.

Mr. Clougherty replied since we moved the barriers into the middle of Beech Street we haven't received any notification of any further pedestrian problems or traffic problems. I think things are working out fine.

Chairman Herbert stated just as a comment. If you have for example a couple of items and I don't mind being talked about here, but sometimes if you give them a heads up or give me a heads up and I'll give them a heads up, so they can have the information here. Because I know sometimes you think of something and then the guys are gone. We may end up with misinformation because they feel like they want to satisfy your questions, so anytime you can give people a heads up beforehand, so they have all of the information available for your answer. Then you can get it into the public record, it will be accurate, everybody will know you asked the question and we'll have the right answers and if they don't that will be part of the public record too. We spend a lot of time correcting information or things of that nature, so just going forward if you have the time and you can remember just give me a call or get Tim and leave him a message and he'll pass it on so that people come in here prepared and I'd prefer it to be that way.

Alderman Pinard stated they should come in here prepared.

Chairman Herbert stated yes but it's a big project to ask them everything they may not really have it in front of them.

Alderman Pinard stated the question I was asking was asked at another meeting and I think I'm in order to ask that question.

Chairman Herbert stated I recall the question and that wasn't directed at you Alderman Pinard, I'm just saying everybody keep that in mind. Is there any more of the report that we need to go through?

Mr. Foley stated upcoming activities. Next Monday will be the last public person walking through the tunnel over at Central and saw cutting and demolition will commence after that is done. Foundations are continuing at Central, foundations are continuing over at West, steel is still looking for the end of December, renovations are ongoing in both those schools. Smith and Jewett we started the electrical. Mechanically, as I said, the mechanical contractor is getting started measuring and getting ready to do his work.

School Committee Member Beaudry asked when will we see a slab at Central? Do you know approximately?

Mr. Foley answered I believe it is scheduled for late January or early February for the garage.

School Committee Member Gross stated on Page 6 can you just explain the differences. I assume these differences are new, the three items listed here.

Mr. Jefferson answered those have been in the whole time. They are part of the original amounts that were changed.

Chairman Herbert stated and so far I am assuming we don't have any change orders.

Mr. Clougherty stated actually that was the item I wanted to discuss. There are two change orders executed within the past 30 days. Neither of which have any impact on our GMPR and the contingency. They had to do with substitution of materials and some additional asbestos abatement that was accounted for through allowances that we built into the contract. And we also revised some cabling at Central High School, so there's no affect on the GMPR and no impact on the contingency. Those are change orders one and two.

School Committee Member Kelley-Broder stated on the foundations, since we're pouring in December and January, I know we don't anticipate having any cracking come spring, but if we do, who is responsible if we have those issues? Especially with the garage. Cracking will be fixed by...who's pocket does it come out of? I know we're not anticipating any but sometimes in the spring you might find some of that.

Mr. Foley replied obviously all workmanship is the responsibility of the design/building, so we would be responsible for repairing any cracks that develop.

Mr. Clougherty asked could you just ask for acceptance of the report to include the change orders so we have it noted for record that they were recorded.

On a motion of Alderman Pinard, duly seconded by Chairman Herbert, it was voted to accept the report including the two change orders.

Chairman Herbert stated I guess I should get on the record, Real and I have worked together for six years and I just want to put it on record that Real has been a tremendous committee member. Great questions, team player, always tried to get things done, not just to score points, but always moving things forward and I'm really very grateful for it. And John [Gross] even though it wasn't six years you've been extremely effective, not just here but elsewhere and so the community owes you both a great deal of thanks and I just want to that.

There being no further business to come before the committee, on a motion of Alderman Pinard, duly seconded by School Committee Member Gross, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee